



—◆ AT ◆—



CUSTOMER TESTIMONIALS

Spacious homes
with a lot of green
spaces around, exactly
what I needed for
my first home.

Sameer Patil
WEST AVENUE

We are pampered with
the variety of
amenities here. There's
something for everyone.

Meera Prabhu
EAST AVENUE

Impressed with the ease
of buying process,
one of the best. Thanks
to the professional
and dedicated sales team.

Kaiwalya Nadkarni
WEST AVENUE

It defines how ideal
modern living should be,
especially with regard to
luxury, health and security.

Harshvardhan Khade
NORTH AVENUE

Location's connectivity
is just great, whether
it's our commute to work or
kids' ride to school.

Divya Bhaskar
NORTH AVENUE

Having hospital, mall,
multiplex, etc. in such close
proximity to home really
helps us save valuable time.

Pratik Khedekar
EAST AVENUE

AFTER THE GRAND SUCCESS OF



EAST
AVENUE

NORTH
AVENUE

WEST
AVENUE

With 5000+ Happy Families



Construction in
full swing



All approvals
in place



Excellent capital
appreciation



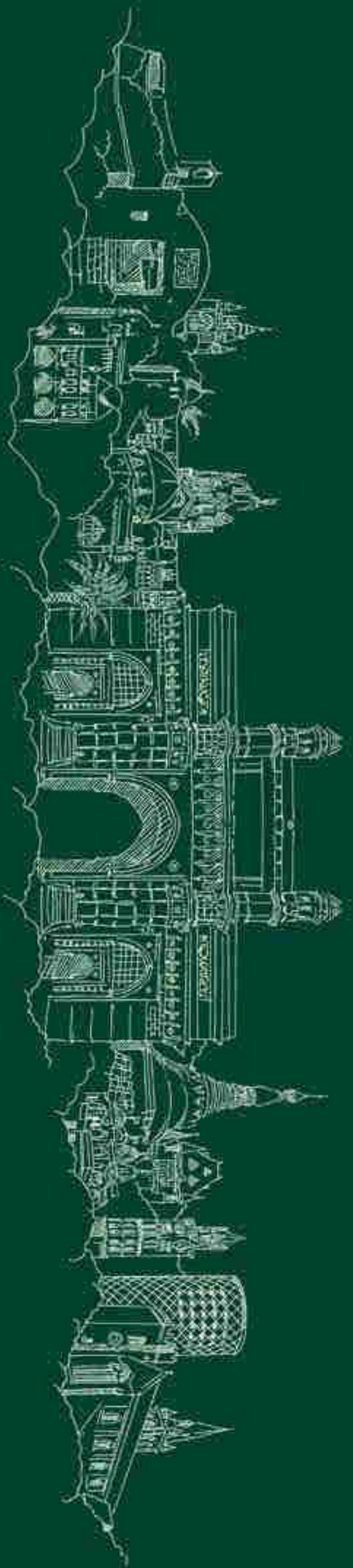
Group with 40+
years legacy

BRINGING

SOUTH MUMBAI'S

LIFESTYLE TO

RUNWAL GARDENS DOMBIVLI



◆ LAUNCHING ◆

SOUTH AVENUE

EXQUISITELY DESIGNED
2 & 3 BED RESIDENCES





OUR INSPIRATION

SMART, SUSTAINABLE & TRANSFORMATIONAL SPACES



Big cities often come in with less space for people. Relaxation is overtaken by the rush, and hobbies by the force of habit. However, as Dombivli grows, a new story will unfold, where lifestyle and location take precedence over chaos and confusion.

The design intelligently uses ample spaces to provide airy and aesthetically pleasing environment since 87% of the homes have a garden view*. We, at Runwal Gardens, are bringing the ever-charming life of South Mumbai with open and lush green spaces, undying spirit, upmarket shopping experience and superior connectivity to you.



Designed As Per Vastu



Airy & Natural Light



Eco-Friendly Design



Spacious



THE CROWN JEWEL OF RUNWAL GARDENS



- ◆ Closest to Kalyan-Shil Road
- ◆ Closest to R Mall*: Your quick leisure and shopping gateway
- ◆ 2 separate entry and exit gates to ease the flow of traffic and provide easy accessibility to our residents
- ◆ Views of lush greens and pleasant environment around your apartment

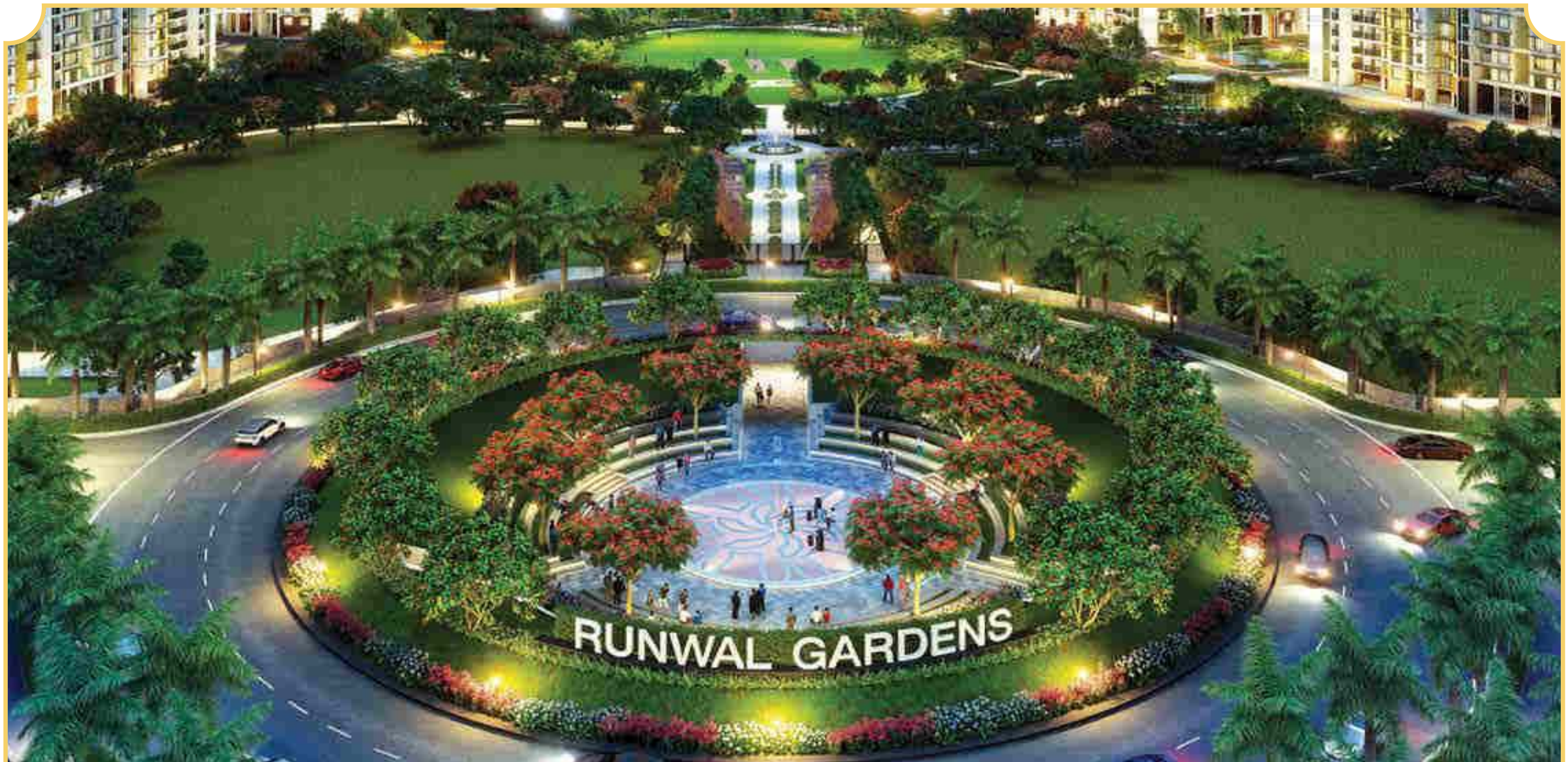
With most of the social infrastructure around, South Avenue poses as the most happening phase of Runwal Gardens.



A CITY OF GARDENS AT THE CENTER OF DOMBIVLI



Welcome to Runwal Gardens. This thoughtfully planned township has an expanse of lush green grass, over 1,800 trees and more than 14 breathtaking gardens; making life truly evergreen. Come, experience and live amidst this green grandeur.



DISCOVER A LIFE SURROUNDED BY CHERISHED MOMENTS

Welcome to the stunning Central Park at Runwal Gardens. Spread across a sprawling 11 acres, it is designed to transform the way you and your family will live. Buzzing with activities, filled with excitement and laughter, it is planned and designed to let you and your family bond, play and recharge your emotions.

The central gardens will be usable by the residents of the whole Runwal Gardens and also by the general public. It should not be construed as exclusive amenities for Runwal Gardens residents.



115 ACRES: **A LANDSCAPE OF JOY**

A home at Runwal Gardens will be an heirloom that can be gifted to the next generation. It seamlessly weaves convenience, thoughtfulness and technological innovations amidst a safe and secure environment. It addresses all socio-environmental concerns that urban life presents to us and adds a sense of balance to your living.

DOMBIVLI

AT THE FOREFRONT OF MUMBAI'S INFRASTRUCTURAL DEVELOPMENT

- ◆ Situated at the centre of the economic hotspots of Navi Mumbai, Thane and Kalyan
- ◆ Well-connected by rail. Nearby stations include Dombivli, Diva and Datiwali
- ◆ Planned expansion of roads, leading to Vashi, Dombivli and Kalyan
- ◆ MMRDA has identified Dombivli as a Central Business District like BKC and Belapur





LOCATION AND CONNECTIVITY FUTURE-READY TO ENSURE YOU ARE CLOSER TO YOUR DESTINATION



Kalyan - Shil Road (0.0 Km)

The current arterial lifeline of this locality is getting wider through a 30 meters road and with a new flyover which connects to Airoli - Katai Tunnel and MMC.



Multimodal Corridor [MMC] (0.0 Km)

The 126 Kms long corridor planned from Virar to Alibaug will run adjacent to Runwal Gardens. It will consist of wide roads, rail lines and change the definition of faster travel.



Kalyan - Taloja Metro Line (0.2 Km)

The proposed 20.75 Kms metro line will cut down the travel time by 75%, reducing road congestion and the dependency on local trains. The proposed Diva - Manpada station will be a pleasant 5 minutes walk from Runwal Gardens.



Airoli - Katai Tunnel Road (1.5 Kms)

The proposed tunnel will directly connect Airoli and other Central Suburbs, bypassing Shilphata, Mahape and Mumbai roads.



Vasai - Panvel Rail Expansion (2.2 Kms)

The proposed 70 Kms railway line will enhance connectivity to Panvel and Vasai.



Mankoli - Mothagaon Bridge (7.0 Kms)

The six-lane 980 meters long bridge will be built over the Ulhas River. It will connect Thane to Dombivli as well as circumvent Airoli and Mahape from the other side, reducing the travel time to just 15 minutes.



DISTINCTIVELY CRAFTED FOR YOU

01	Sculpture Garden	07	3.4 Kms Cycling Track	13	Health Juice/Food Kiosks	19	Pet Zone
02	French Garden	08	Rain Water Harvesting Pond	14	Picnic Area	20	Yoga Cabanas
03	Gazebo with Seating	09	Deck Overlooking Pond	15	Multi-Sports Arena	21	Reflexology Zone
04	Arcadia	10	Gazebo	16	Picnic Gazebo	22	Cluster Gardens
05	Amphitheatre	11	Kids' Nurture Zone	17	Skating Rink	23	Future Development
06	3.4 Kms Jogging Track	12	Chess Club Garden	18	Teens Play Area		

SHOWCASING THE LITTLE MASTERS AND SUPERSTARS



The Multi-purpose Sports Arena hosts India's passion – Cricket. It is not only a hobby now, but is fast emerging as one of the most sought after professions in our nation. Watch your kids follow into the footsteps of the great sporting champions. The large ground will also host the exciting Runwal Gardens Premier League, and with it, you will get an opportunity to shine on the field. Runwal Gardens is open for little masters, stars and champions.





ENJOY A FITNESS REGIME IN THE LAP OF NATURE



The jogging and cycling track is built in and around the stunning 11-acres Central Park. It is 3.4 Kms long, making it one of the longest tracks in your locality. It can also be extended to 5.2 Kms with different terrains across the township and is largely for seasoned runners who are looking to up their distance and build their pace whilst maintaining healthy, active lifestyles.



SHOPPING, FOOD & ENTERTAINMENT ALL CLOSE TO HOME



Enjoy the best of Retail, High Street, Entertainment, Multi-dimensional shopping experience and more, all under one roof. This retail development is located within the township and is just a five-minutes walk from your home, which means you don't have to postpone shopping, catching up with friends or celebrating with family due to traffic jams or long distance travels.



EURO SCHOOL **WORLD-CLASS EDUCATION** **IN A SECURE ENVIRONMENT**



Provide a secure childhood for your children with the renowned EuroSchool within the Runwal Gardens Township. With CCTV cameras across the entire township, your children will never be out of your sight. Also, with a home here, get first preference during school admission and be free from their education worries.

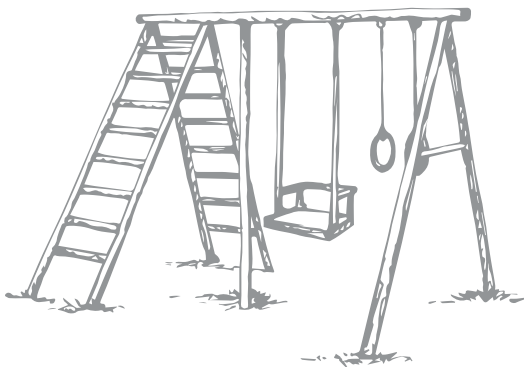


DISCOVER JOY, EVERY DAY

The stunning Central Park, spread over 11 acres, is the soul of the township. It is a place to enjoy lush greenery, take up health and fitness activities, meet friends, and spend time with your family.

CENTRAL PARK AMENITIES

- ◆ French Garden
- ◆ Chess Plaza
- ◆ Gazebo with Seating
- ◆ Health Kiosks
- ◆ Palm Court
- ◆ Toddler Park
- ◆ Playground
- ◆ Floral Plantation
- ◆ Arcadia
- ◆ Picnic Gazebo
- ◆ Sculpture Garden
- ◆ Maze Garden
- ◆ Multi-Sports Arena
- ◆ Trellis with Creepers
- ◆ Amphitheatre
- ◆ Herbs Garden
- ◆ Gravel Pathway
- ◆ Reflexology Garden
- ◆ Skating Rink
- ◆ Rock Seating
- ◆ Teens Play Area
- ◆ Seasonal Garden
- ◆ Cycling Track
- ◆ Pet Zone
- ◆ Barbeque Zone
- ◆ Natural Water Holding Pond
- ◆ Yoga Cabanas
- ◆ Jogging Track
- ◆ Bonsai Garden
- ◆ Bulbs and Tubers Garden
- ◆ Central Piazza
- ◆ Stargazing Deck with Telescope
- ◆ Kids' Play Area
- ◆ Cultural Events Zone
- ◆ Yoga Deck
- ◆ Cacti Garden
- ◆ Bonfire Pit
- ◆ Iconic Sculptures



The central gardens will be usable by the residents of the whole Runwal Gardens and also by the general public. It should not be construed as exclusive amenities for Runwal Gardens residents.

100+ Amenities

DELIGHTFUL MOMENTS, RIGHT OUTSIDE YOUR HOME

Step out of your home and enjoy a panoramic view of nature and indulge in a host of activities right outside your building. What's more, these amenities are exclusively designed for your building and let you enjoy a great lifestyle at your own pace.

CLUSTER AMENITIES

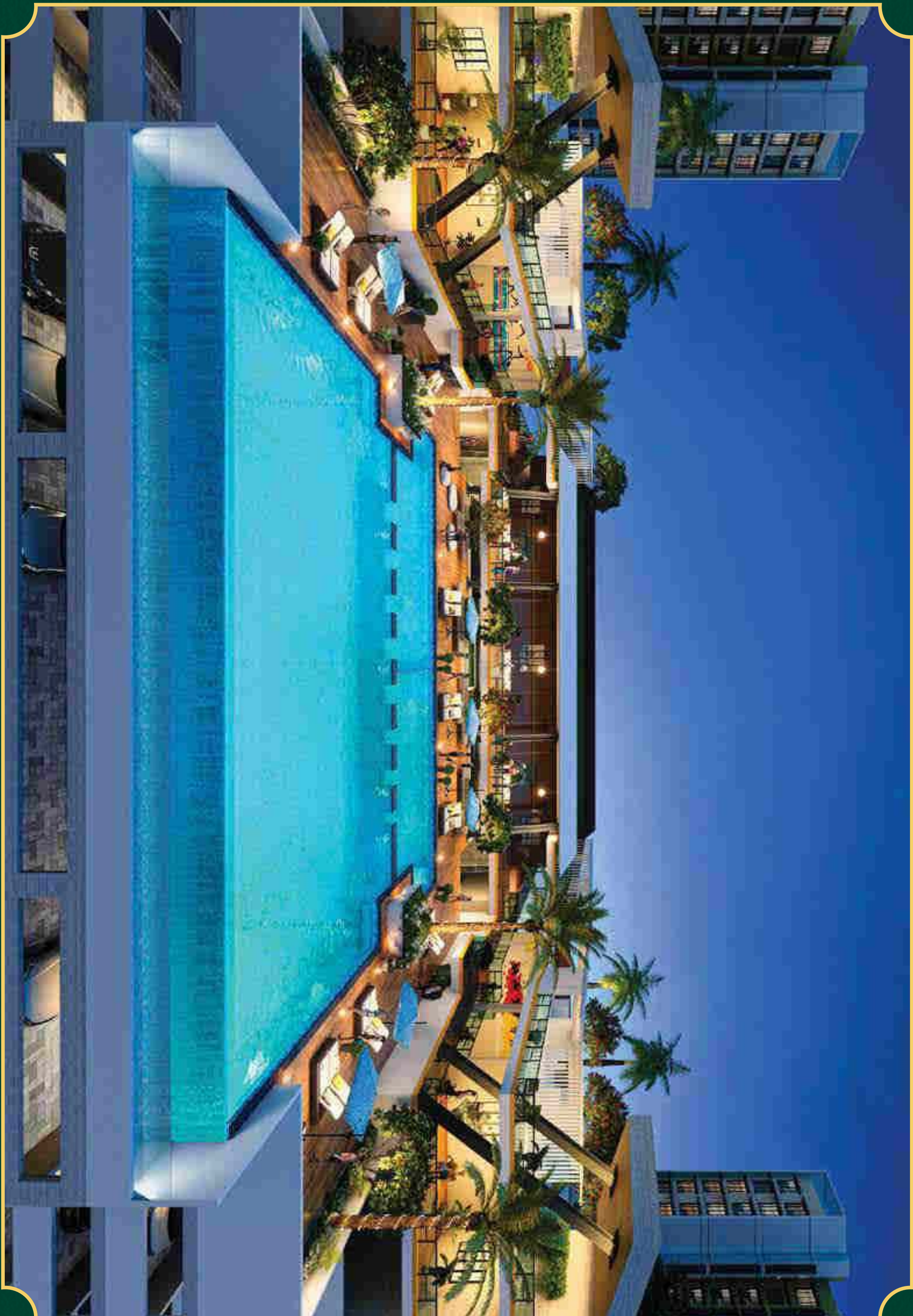
- ◆ Flag Hoisting Area
- ◆ Bonfire Area
- ◆ Yoga Zone
- ◆ Organic Farming
- ◆ Amphitheatre
- ◆ Temple
- ◆ Doodle Corner
- ◆ Senior Citizen Corner
- ◆ Outdoor Gym
- ◆ Walking/ Jogging Tracks
- ◆ Kids' Play Area
- ◆ Sculpture Garden
- ◆ Seating Alcoves
- ◆ Hammock Garden
- ◆ Flower Garden
- ◆ Reading Zone
- ◆ Plaza
- ◆ Basketball Court
- ◆ Multi-purpose Court



100+ Amenities

DIVE IN YOUR INFINITY POOL WITH A VIEW OF THE 11 ACRES CENTRAL PARK





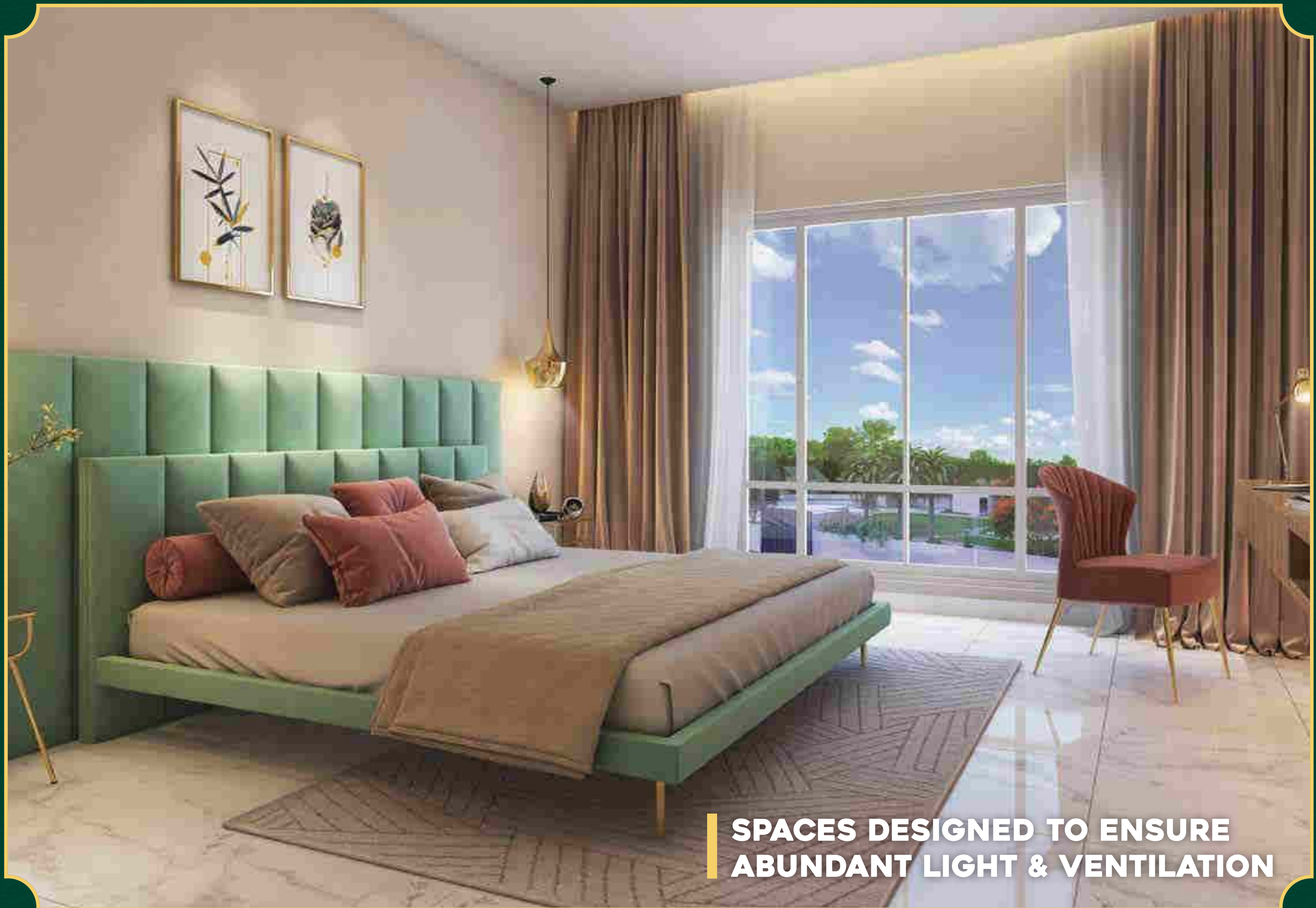
TWO ELEVATED CLUBHOUSES SPREAD OVER 1,17,000 SQ. FT.



A lavish lifestyle with a stunning view by the infinity pool. Something that one can only imagine, you can experience the high life and the breathtaking ambience designed specifically for the connoisseurs.

◆ Clubhouse Amenities ◆

- | | | |
|--------------------------|------------------------|--------------------------------------|
| ◆ Multiple Tennis Courts | ◆ 24 x 7 Café | ◆ Library Zone |
| ◆ Swimming Pools | ◆ Banquet Hall | ◆ Podcasting Studio |
| ◆ Terrace Lawns | ◆ Gymnasium | ◆ Snooker Room |
| ◆ Indoor Pool for Women | ◆ Golf Putting Zone | ◆ TT Room |
| ◆ Aqua Gym | ◆ Children's Play Area | ◆ Mini Theatre |
| ◆ Squash Court | ◆ Music Room | ◆ Business Centre for Work from home |



**SPACES DESIGNED TO ENSURE
ABUNDANT LIGHT & VENTILATION**

RUNWAL GROUP CHANGING MUMBAI'S SKYLINE AND LIFESTYLE



RESIDENTIAL

- | | | | | |
|--------------------|-------------------|-----------------------|--------------------|-------------------|
| 1 RUNWAL GRAND | 7 RUNWAL PARK | 13 RUNWAL TOWER | 19 RUNWAL PLAZA | 25 THE RESIDENCE |
| 2 RUNWAL CENTRE | 8 RUNWAL SERENE | 14 RUNWAL ANTHURIUM | 20 RUNWAL ESTATE | 26 RUNWAL GARDENS |
| 3 RUNWAL TERRACE | 9 RUNWAL BLISS | 15 RUNWAL PINNACLE | 21 RUNWAL VIHAR | 27 RUNWAL AVENUE |
| 4 RUNWAL CLASSIQUE | 10 RUNWAL FORESTS | 16 RUNWAL HEIGHTS | 22 RUNWAL ELEGANT | |
| 5 RUNWAL HILLS | 11 RUNWAL GREENS | 17 RUNWAL GARDEN CITY | 23 RUNWAL SYMPHONY | |
| 6 RUNWAL RESIDENCY | 12 RUNWAL PRIDE | 18 RUNWAL REGENCY | 24 THE RESERVE | |



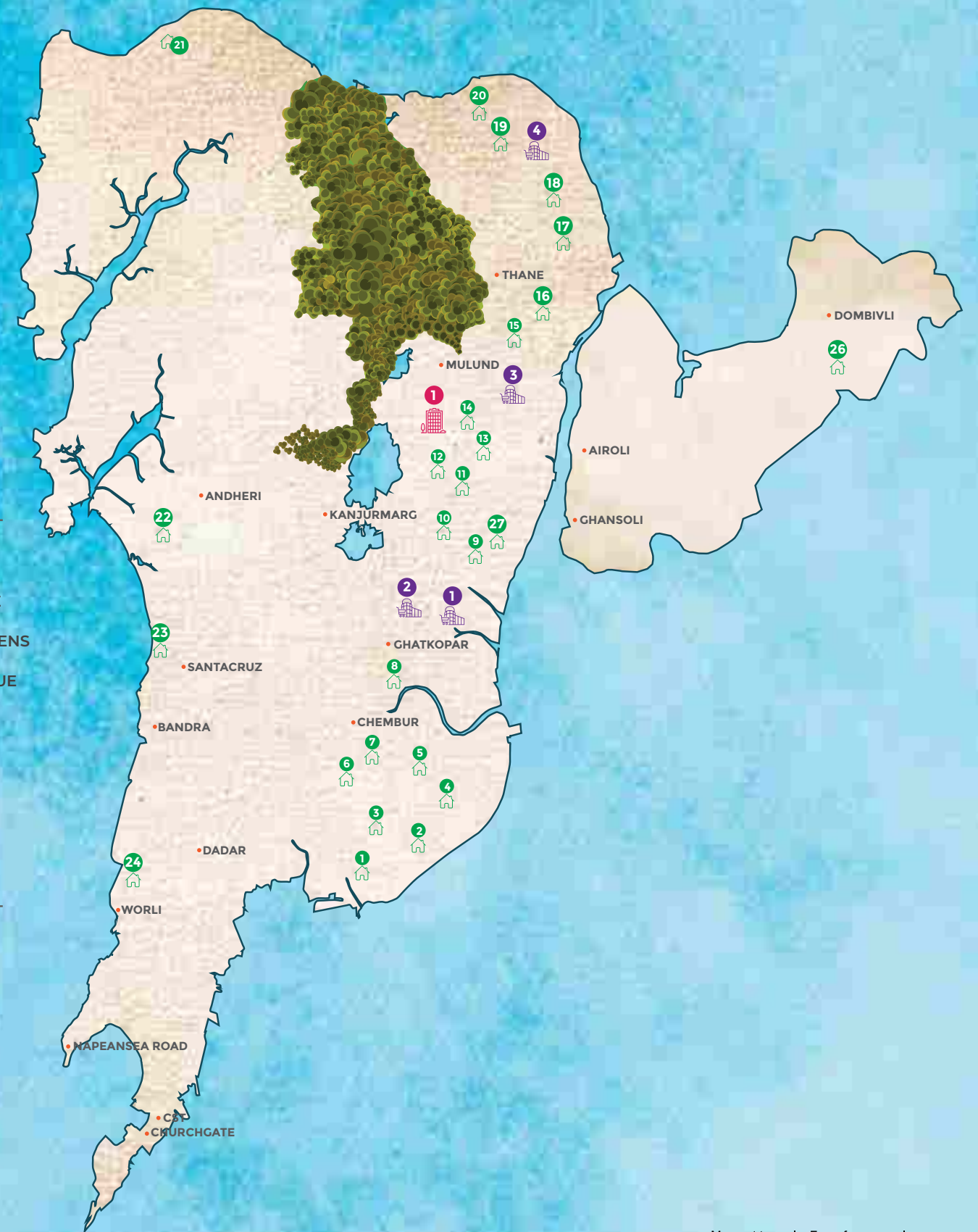
MALLS

- 1 R-CITY 2 R-ODEON 3 R-MALL 4 R-MALL



OFFICE

- 1 R-SQUARE



Map not to scale. For reference only.

RUNWAL GROUP

REDEFINING FUTURE LIVING FOR YOU



The Mumbai based Runwal group was established in 1978 by its visionary Chairman - Mr. Subhash Runwal. Four decades later, the group has emerged as a leading name in Mumbai's real estate sector with a huge portfolio that comprises of over 65 projects and millions of square feet of quality developments. The group has a strong customer base of more than 30,000 happy families across all corners of Mumbai. Apart from residential projects, the group is also a pioneer in the mall development arena and is well known for its iconic project in Mumbai – R City.

Much of the Group's success lies in its dynamic approach, professional team and strong commitment to customer delight.

- ◆ Proven track record of 40 years
- ◆ Legacy of trust and transparency
- ◆ Clear and marketable titles
- ◆ Highest quality standards

More than any accomplishment, there's one significant thing that matters the most – customer happiness. Carrying forward the splendid legacy, Runwal Group continues its mission of delivering quality projects. It feels good when the world appreciates our work and our creations.



ACCOMPLISHMENTS & ACCOLADES



Runwal Avenue

Best Upcoming
Project Of
The Year
2021



Runwal Group

Developer Of The Year
HT Real Estate Titans
2021



Runwal Gardens

Integrated Township Of The
Year,
ET Now Global Real Estate
Congress,
2020



Runwal Gardens

Iconic Township Of The Year
- Mid-day Real Estate
& Infrastructure Icons
2019



Runwal Pinnacle

Most Admired Upcoming
Project Of The Year
- Real Estate & Infrastructure
Round Table & Awards,
2019



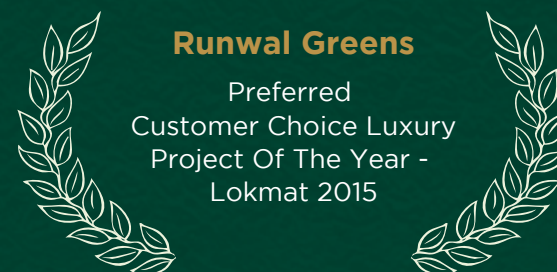
Runwal Forests

Luxury Project
Of The Year - Mumbai.
Asia Real Estate Excellence
Awards, 2019



Runwal Bliss

The Ultimate Luxury
Residential Project Of
Central Suburbs
- HT Real Estate Awards
2018



Runwal Greens

Preferred
Customer Choice Luxury
Project Of The Year -
Lokmat 2015



Runwal Greens

The Best Residential Project
Of The Year - CNBC Awaaz
Real Estate Awards,
2013



R-City

Best Retail Project
Of The Year 2013 (MMR)
- CNBC Awaaz Real
Estate Awards 2013





DESIGN CONSULTANT

◆ HAFEEZ CONTRACTOR ◆

Architect Hafeez Contractor is a renowned name in architecture and smart living. He promotes sensible use of land to build sustainable and compact cities which strikes a balance between the increasing population and the available land. A recipient of Padma Bhushan, Hafeez Contractor is the name behind some of the most awe-inspiring architectural marvels in the world. He describes his vision for Runwal Gardens: "I would like the residents of Runwal Gardens to have a lifestyle which will let them wake up and walk into a large garden within a few minutes. This is a luxury which apartment owners in the city can only dream of."

◆ LANDMARK PROJECTS ◆

- Hiranandani Gardens, Powai – Mumbai
- Infosys – Pune
- The Imperial – Mumbai

PARTNERING EXCELLENCE FOR A LIFE WITH NO COMPROMISES



BUROHAPPOLD
ENGINEERING

'Burohappold has utilised its international expertise and global experience to bring in the best global practice for Runwal Gardens. The water, power and urban transport problem in suburban Mumbai has been studied in depth for understanding the root cause and a sustainable, resilient engineering solution has been achieved.

A state of the art security system with complete site wide coverage integrated with a stable communication network only adds to the success of this mega project."

Infra consultant, Burohappold Engineering



Runwal Gardens is a unique project. It is one of the few projects where the residents can be close to nature while living in a city. A large park centrally located within the project with playgrounds, Themed play areas, jogging and cycling tracks, botanical gardens, nested recreational areas and more than a thousand trees provides the residents with an opportunity to engage with nature on a day-to-day basis.

Landscape consultant, PS Designs



To give High-rise living experience to the occupant with assured structural safety and durability. Robust structural configuration to ensure comfort of living during adverse natural conditions. State of art Engineering has been put in to practice.

Judicious placement of structural members shall give flexibility of Internal planning to the end-user. Quality construction and use of latest technology ensures low maintenance of cost of structure."

Structural consultant, EPICONS Consultants Pvt. Ltd.



MEP consultants, MEP Consulting Engineers.



 **1800 102 3939**

 **www.runwalgardens.com**

Site address: Runwal Gardens, Kalyan - Shilphata Rd, Manpada, Dombivli (E), Maharashtra 421204.
Corporate address: Runwal & Omkar Esquare, 5th Floor, Off. Eastern Express Hwy, Sion (E), Mumbai 400022.

The project has been registered via MahaRERA registration number as Runwal Gardens Phase 1: P51700022699, Runwal Gardens Phase 2 Bldg No 13-17: P51700025677, Runwal Gardens Phase 2 Bldg No 18-23: P51700024154, Runwal Gardens Phase 3 Bldg no 24-26: P51700026228, Runwal Gardens Phase 3 Bldg No 27-28: P51700026927, Runwal Gardens Phase 3 Bldg No 29-30: P51700028344, Runwal Gardens Phase 4 Bldg No. 31-32: P51700029155 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: The information and material contained herein are not intended to substitute the information available on the website of MahaRERA. Any person who is considering/evaluating any apartment in any of the registered real estate projects are required to independently analyze, acquaint and familiarize themselves with the information and disclosures uploaded on the website of MahaRERA. In the event of any conflict(whether actual or perceived) between the information and material contained herein and the details available on the website of MahaRERA, the details as available on the website of MahaRERA shall prevail. LIC Housing Finance Ltd has made an investment in Runwal Residency Private Limited (Developer), which is developing Phase I, Phase II and Shopping Arcade as part of the project Runwal Gardens. No-objection certificate of LIC Housing Finance Ltd will be required to be obtained prior to entering into any agreement for the sale of any unit in Phase I, Phase II and Shopping Arcade. Further, Runwal Gardens is a brand name for the larger project and the information given herein also pertains to the larger project. We will be registering separate real estate projects, from time to time. Any purchaser/lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease to be entered into between the parties.